



OF 2013, BY ORDINANCE # ... 0.0828 ACRE 15' WIDE R.O.W. SHOWN WAS CLOSED BY BRYAN CITY COUNCIL, ON DATE

APPROVAL OF FLANNING AND ZONING COMMISSION

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS

I, Adam Wellace, Registered Public Surveyor No. 6132, in the State of that this plat is true and correct and was prepared from an actual survey. Only 28th, 2013 and that property markets and manuments were placed und the ground, and that the metes and bounds describing said subdivision will a geometric form. When Walker

dam Wollace, R.P.L.S. No. 6132

File name: 2013-0238-WASHIP Flot date: 05/28/13

STATE OF TEXAS COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

20'

CONTRACTOR COM

together with its certificates 2013, in of authentification was filed for record in my office on the Official Public Records of Brazos County, County Clerk, in and for said county, do hereby certify that this plat day of

County Clerk Brazos County,

City Planner, City of Bryan

STATE OF THE STATE

Before me, the undersigned authority, on this day personally

appeared known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

## REPL

APPROVAL OF THE CITY ENGINEER

I he undersigned City Engineer of the City of Bryon, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryon and was approved on the \_\_\_\_\_\_ 2013.

STATE OF TEXAS COUNTY OF BRAZOS City Engineer, City of Bryon CERTIFICATE OF OWNERSHIP AND DEDICATION

. its jott, being the tract of land as conveyed to me in the Official Records of Brozse County, in Volume 11273, Page 35, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, eosements and public places shown hereon for the purposes identified.

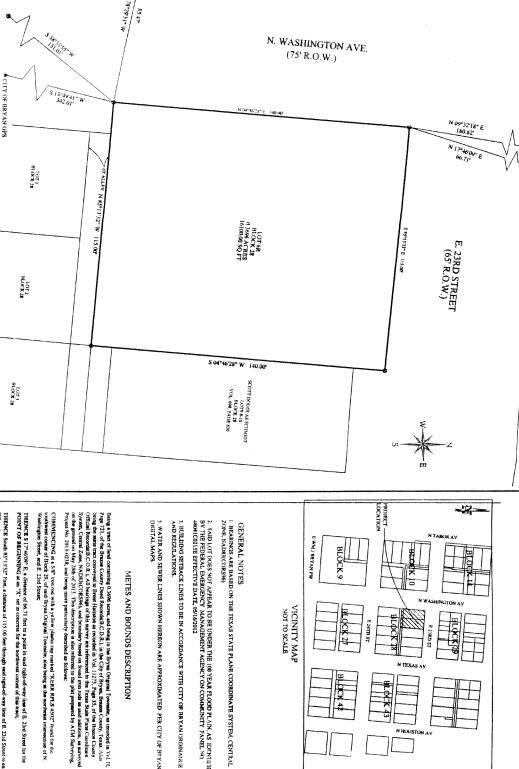
Owner

Brazos County, Texas

BRYAN ORIGINAL TOWNSITE BEING 0.3696 ACRES BLOCK 28 LOT 6R SEP 1 1 2013

A PORTION OF WASHINGTON STREET AND A PORTION OF EAST 23RD (AUSTIN STREET) A PORTION OF A 20' ALLEY, BLOCK 28 A REPLAT OF LOTS 6 AND 7 .

OWNER/DEVELOPER: Brant Hairston 3009 Hummingbird Circle Bryan 1x 77807 BRYAN ORIGINAL TOWNSITE RPB-15 VOLUME H, PAGE 721 RPB-15 BRYAN, BRAZOS COUNTY, TEXAS BEING 0.3696 ACRES ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com



5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED. PER CITY OF BYYAN DIGITAL MAPS.

METES AND BOUNDS DESCRIPTION

. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINARGE AND REGULATIONS. . SAID LOT DOES NOT APPLAT TO BE UNDER THE 100 YEAR FLOOD PLAIN AS IDINITIED BY THE PEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL YO, MANAGEMENT AGENCY ON COMMUNITY PANEL YO, MANAGEMENT AGENCY ON COMMUNITY PANEL YO, GENERAL NOTES : bearings are based on the texas state plane coordinate system, central zone, nadbeicors96)

E WM J BRYAN PW

E LURD ST

VICINITY MAP

THENCE North 851932 va. West, a distance of 115.00 feet along the common line between this tract and soil controlling of 2 of May to as "X" set in concrete for the southwest corner of this mext, in the right-of-way line of N. Washington Street. THENCE across said right-of-vary line, then along the common line between this tract and the Scott Douglas Schmidt, called Lou B-10, 106-64-28, as recorded in Vol. 698, Page 830, of the B-C.D. R., and then across a 107 likey, South 4'6-522 "West, a distance of 140,00 feet to a 11/2" room of with a memora platic topy marked. "RELS 6132 - ATM SURV" set for the confinent corner of this tract, also being at the centerline of a 20" wide THENCE South 85°1372° East, a distance of 115.00 feet through axid right-of-way line of E. 22rd Street to an "X" set in concrete for the northeast corner of this tract; THENCE S 17º4609° E, a distance of 66.71 feet to a point in said right-of-way line of E. 23rd Street for the POINT OF BEGINNING at an 'X' set in concrete for the northwest corner of this tract;

THENCE secons said right-of-way line of N. Washington Street North 4°46'28" East, a distance of 140.90 fect to the PLACE OF BEGINNING containing 0.3696 acres.